

ANCHORAGE SCHOOL DISTRICT
ANCHORAGE, ALASKA

ASD MEMORANDUM #143 (2009-2010)

November 9, 2009

TO: SCHOOL BOARD

FROM: OFFICE OF THE SUPERINTENDENT

SUBJECT: APPROVAL OF CHANGE ORDER: CLARK MIDDLE SCHOOL

ASD Goal: Establish and maintain a supportive and effective learning environment by providing safe, caring, barrier-free schools. Ensure public accountability through effective consultation with community to ensure wise use of financial resources and responsible construction and maintenance of facilities, and effective communication with students, staff, parents, community and government at all levels.

RECOMMENDATION:

It is the Administration's recommendation that the School Board authorize the Superintendent to approve a change order, in an amount not to exceed \$725,000, to Davis Constructors and Engineers, Inc. for the Clark Middle School Renewal project. This change order addresses a portion of the cost to furnish and install the artificial turf field at Clark Middle School.

PERTINENT FACTS:

In January 2006, the School Board approved and authorized use of the General Contractor/Construction Manager (GC/CM) delivery method for the Clark Middle School Renewal project in ASD Memorandum #166 (2005-06). This method provides the owner, based upon a defined scope of work, a firm guaranteed maximum price (GMP) to construct the project. In May 2007, the School Board approved and authorized the Superintendent to award a GMP contract for this project in the amount of \$51,920,391 in ASD Memorandum #297 (2006-07). This GMP does not include any costs for project scope that is added after determination of the GMP.

During the design of the Clark Middle School Renewal project it was determined that the project was over budget. The project team worked together to reduce scope and streamline the project, without compromising valuable programs. To accomplish this, the project team created a list of deferred items that could be removed from the project. These were discrete portions of work that could be reinstated into the project if funds became available, but would also allow the

school to function if funds were not available. Removal of deferred items allowed the project to proceed within available funding. Deferred items totaled approximately \$3.3 million and included approximately \$1.5 million to furnish and install the artificial turf field and related amenities.

The GC/CM obtained savings through improved market conditions and efficient construction management, the savings were sufficient to reinstate all deferred items except for artificial turf field.

After construction costs reconciliation, there remained project funds below the GMP. It was determined that artificial turf field could be reinstated in the project with the overage being paid out of construction contingency held by ASD. The GC/CM was able to absorb approximately 50% of the cost to furnish and install the artificial turf field within the GMP.

Clark Middle School received strong community support through the Mountain View Neighborhood Revitalization Project. The school component is pivotal in establishing a center of Mountain View’s community. It is expected that students and community members will make full use of all site facilities. The artificial turf field plays a very important role in the community.

It is requested that an amount not to exceed \$725,000 be approved for a contract change order to address the remainder of the artificial turf field work.

Funding for this added cost is available within existing project funds.

CERTIFICATION OF FUNDS:

Funds Description:

(03) Capital Project Funds
 (00312501) Bond 2007 Proposition 4
 (3125711) B07 Prop4 Clark Middle School Renewal/Replacement
 (5200) Contracts

<u>Fund Source</u>	<u>Fund</u>	<u>Funding Source</u>	<u>Funding Control</u>	<u>Account Code</u>	<u>Amount</u>
Clark Middle School	03	00312501	3125711	71101-5200	<u>\$725,000</u>

CC/MA/RA/JA/MP/EK/jg

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